

**RESOLUTION NO. 2000-36-CL**

**TIPPECANOE COUNTY COUNCIL**

**DECLARATORY RESOLUTION  
FOR THE DESIGNATION  
OF AN ECONOMIC REVITALIZATION AREA**

**APPLICATION OF FFR COOPERATIVE**

WHEREAS, the Tippecanoe County Council has been advised by FFR COOPERATIVE . a Wisconsin corporation, (FFR) of a proposed revitalization program, including certain real property redevelopment and rehabilitation on land located within Tippecanoe County, Indiana, and it has been requested by FFR to designate the area consisting of approximately 70.3972 acres located at County Roads 450 North and 500 East, Lafayette, Indiana 47905 location in Washington Township, Tippecanoe County, Indiana and more fully described on Exhibit A, attached hereto and incorporated herein by reference as an economic revitalization area under and pursuant to Indiana Code 6-1.1-12. 1; and

WHEREAS, the Tippecanoe County Council hereby finds based on the information provided by the applicant that the area described in Exhibit A is an area that has become undesirable for or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings and other factors which have impaired values or prevented a normal development of property or use of property and that the designation of the area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, FFR anticipates increases in the assessed value of its real property from the proposed redevelopment or rehabilitation of real property as such term is defined in Indiana Code §6-1.1-12.1-1(3), and has submitted an application and other documents, including a statement of benefits, to the Tippecanoe County Council as incorporated herein by reference; and

WHEREAS, the Tippecanoe County Council has reviewed the statement of benefits and other information brought to its attention, and hereby determines that it is in the best interest of Tippecanoe County, Indiana, to designate the area described in Exhibit A as an economic revitalization area and that the deductions under Indiana Code §6-1.1-12.1-3 should be allowed based on the following findings:

- (1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature.
- (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment and rehabilitation.
- (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- (4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, create benefits of the type and quality anticipated by the County Council within the economic revitalization area and can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
- (5) The totality of benefits is sufficient to justify the deductions.

WHEREAS, the Tippecanoe County Council hereby finds that the purposes of Indiana Code chapter 6-1.1-12.1 are served by allowing FFR the deductions provided by Indiana Code §6-1.1-12.1-3 for a period of ten (10) years;

NOW, THEREFORE, BE IT RESOLVED by the Tippecanoe County Council, Tippecanoe County, Indiana, that:

1. The area consisting of approximately 70.3972 acres located at County Roads 450 North and 500 East, Lafayette, Indiana 47905 in Washington Township, Tippecanoe County, Indiana and more fully described on Exhibit A attached hereto and made a part hereof is designated as an economic revitalization area within the meaning of Indiana Code chapter 6-1.1-12.1 from the date of final action on this resolution through and including December 31, 2010, which limitation is established pursuant to Indiana Code §6-1.1-12.1-2(i).
2. The owner of property within the above-designated economic revitalization area shall be entitled to the deductions provided by Indiana Code §6-1.1-12.1-3 for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Statement of Benefits as filed with Tippecanoe County.
3. Notice of the adoption and substance of this resolution and all other disclosure required by Indiana Code §6-1.1-12.1-2.5 shall be duly published in accordance with Indiana Code chapter 5-3-1, which notice shall state a date for a public hearing on this resolution and that on that date, after hearing objections and remonstrances and considering evidence thereon, this Council will take final action determining whether the qualifications for an economic revitalization area have been met and confirming, modifying and confirming, or rescinding this resolution.
4. If any part, clause, or portion of this resolution shall be adjudged invalid, such invalidity shall not affect the validity of this resolution as a whole or any part, clause, or portion of the resolution.

Presented to the County Council of Tippecanoe County, Indiana, and ADOPTED this 14<sup>th</sup> day of November, 2000, by the following vote:

	VOTE	TIPPECANOE COUNTY COUNCIL
Jeffrey Kessler	Yes	<div>Jeffrey Kessler, President</div>
David S. Byers	Yes	<div>David S. Byers, Vice President</div>
Connie Basham	Yes	<div>Connie Basham</div>
Margaret K. Bell	Yes	<div>Margaret K. Bell</div>
Jeffrey A. Kemper	Absent	<div>Jeffrey A. Kemper</div>
David S. Koltick	Yes	<div>David S. Koltick</div>
Ronald L. Fruitt	Yes	<div>Ronald L. Fruitt</div>
ATTEST:		

Robert Plantenga, Auditor

## **EXHIBIT A**

Part of the East half of the Northeast Quarter of Section Thirty-six (36) and part of the East half of Southeast Quarter of Section Twenty-five (25), Township Twenty-four (24) North, Range Four (4) West, Washington Township, Tippecanoe County, Indiana, as depicted on a Vester & Associates, Inc. Survey Job #E-99017, and being more completely described as follows to wit:

Beginning at the southeast corner of the East half of the Northeast Quarter of Section 36-24-4 said point being marked by a stone with cross cut; thence along the south line of said east half, North 39°52'54" West a distance of 1330.00 feet to a railroad spike with cross cut at southwest corner of the East half of the Northeast Quarter of Section 36, thence along the west line of East half of the Northeast Quarter, North 00°03'11" East a distance of 2633.89 feet to an I-Beam corner post at the northwest corner of the East half of the Northeast Quarter of Section 36, thence crossing into Section 25-24-4, along the west line of the East half of the Southeast Quarter of Section 25, North 00°20'28" West a distance of 16.00 feet to the center line of County Road 500 North; thence along said center line North 37°20'52" East a distance of 567.97 feet; thence crossing into Section 36, South 00°03'11" West a distance of 541.36 feet; thence North 39°55'56" East a distance of 749.49 feet to a railroad spike with cross cut on the east line of the East half of the Northeast Quarter of Section 36; thence along said east line, South 00°01'04" East a distance of 2038.86 feet to the point of beginning, containing 70.3972 acres.